

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
N/S Chestnut Road, 370 ft. +/- * ZONING COMMISSIONER
N of c/l Seneca Road * OF BALTIMORE COUNTY
4016 Chestnut Road * Case No. 96-231-A
15th Election District
5th Councilmanic District
Ethel M. Pine
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ethel M. Pine for that property known as 4016 Chestnut Road in the Bowleys Quarters subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 23 ft. in lieu of the permitted 15 ft., as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January, 1996 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 23 ft., in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. Compliance with Zoning Plans Advisory Committee (ZAC) comments from the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

ORDER RECEIVED FOR FILING

Date

By

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING

Date

1/14/96

By

M. Good

RECEIVED
JAN 15 1996
BALTIMORE COUNTY

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 10, 1996

Mrs. Ethel M. Pine
4016 Chestnut Road
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 96-231-A
Property: 4016 Chestnut Road

Dear Mrs. Pine:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

MICROFILMED



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

4016 CHESTNUT RD

which is presently zoned

RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3, BCZR TO PERMIT A GARAGE WITH A HEIGHT OF 23' IN LIEU OF THE ~~PERMITTED~~ PERMITTED 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

✓ SEE ATTACHED SHEET

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE

ESTIMATED POSTING DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #:

234

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4016 CHESTNUT Rd
address
BALTO MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED SHEET

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ethel M Pine
(signature)
ETHEL M PINE
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6 day of DEC, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ETHEL PINE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Carla L. Waitz
date
11-30-95

NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 13, 1999

Carla L. Waitz
NOTARY PUBLIC

My Commission Expires:

WITNESSED

TO WHOM IT MAY CONCERN

MY SON AND 2 GRANDSONS ARE IN THE COMMERCIAL CRABBING AND FISHING BUSINESS. THEY HAVE THEIR BOAT AT MY PROPERTY AND WORK FROM THERE.

THEY HELP MY HUSBAND AND MYSELF AS MUCH AS POSSIBLE FINANCIALLY AS WE ARE ON A SMALL FIXED INCOME. I CANNOT SEE VERY WELL AND MY HUSBAND HELPS ME THE BEST HE CAN. I WOULD LIKE TO HELP US AND MY CHILDREN OUT BY BUILDING THIS 2 STORY GARAGE.

THE GARAGE PART IS FOR US TO USE FOR OUR VEHICLE AND OUR BELONGINGS THAT ARE CURRENTLY IN AN OUT BUILDING THAT IS IN VERY POOR CONDITION AND LEAKS VERY BADLY. IT IS BECOMING MORE DIFFICULT EACH YEAR FOR US TO HANDLE THE OUTDOOR ELEMENTS. THE AVAILABILITY OF THE GARAGE WOULD ALLOW US TO BETTER DEAL WITH THE ELEMENTS ON A DAILY BASIS AND ALSO PRESERVE OUR VEHICLE FOR US. I OFTEN MAKE DOCTOR VISITS AND A RELIABLE CAR IS OF THE UTMOST IMPORTANCE TO US.

THE ABOVE PART OF THE GARAGE IS FOR MY SON AND HIS SONS TO STORE THEIR CRAB POTS AND FISHING NETS AND TO BE USED FOR A PLACE FOR THEM TO BUILD AND REPAIR THEIR EQUIPMENT.

THE INCLEMENT WEATHER AND WINTER MONTHS DOES NOT ALLOW THEM TO MAKE THE PROGRESS THEY NEED TO PREPARE FOR THE UPCOMING SEASONS.

I WOULD VERY MUCH APPRECIATE THE UTMOST IN CONSIDERATION ON THIS MATTER AS OUR PROPERTY WILL BE IN OUR FAMILY FOR MANY YEARS AND MY CHILDREN WILL, IN THE FUTURE, BENEFIT BY THIS IMPROVEMENT VERY MUCH.

THANK YOU

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 4016 CHESTNUT Rd.
(address)

Beginning at a point on the NORTH side of
(north, south, east or west)
CHESTNUT Rd. which is 20'
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 370' ± NORTH of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street SENECA Rd.
(name of street)
which is 20' wide. *Being Lot # 132 & 133
(number of feet of right-of-way width)
Block —, Section # — in the subdivision of BOWLEYS QUATERS
(name of subdivision)
as recorded in Baltimore County Plat Book # 7, Folio # 13,
containing 75 AC. ±. Also known as 4016 CHESTNUT.
(square feet or acres) (property address)
and located in the 15 Election District, 5 Councilmanic District.

~~*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown; instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.~~

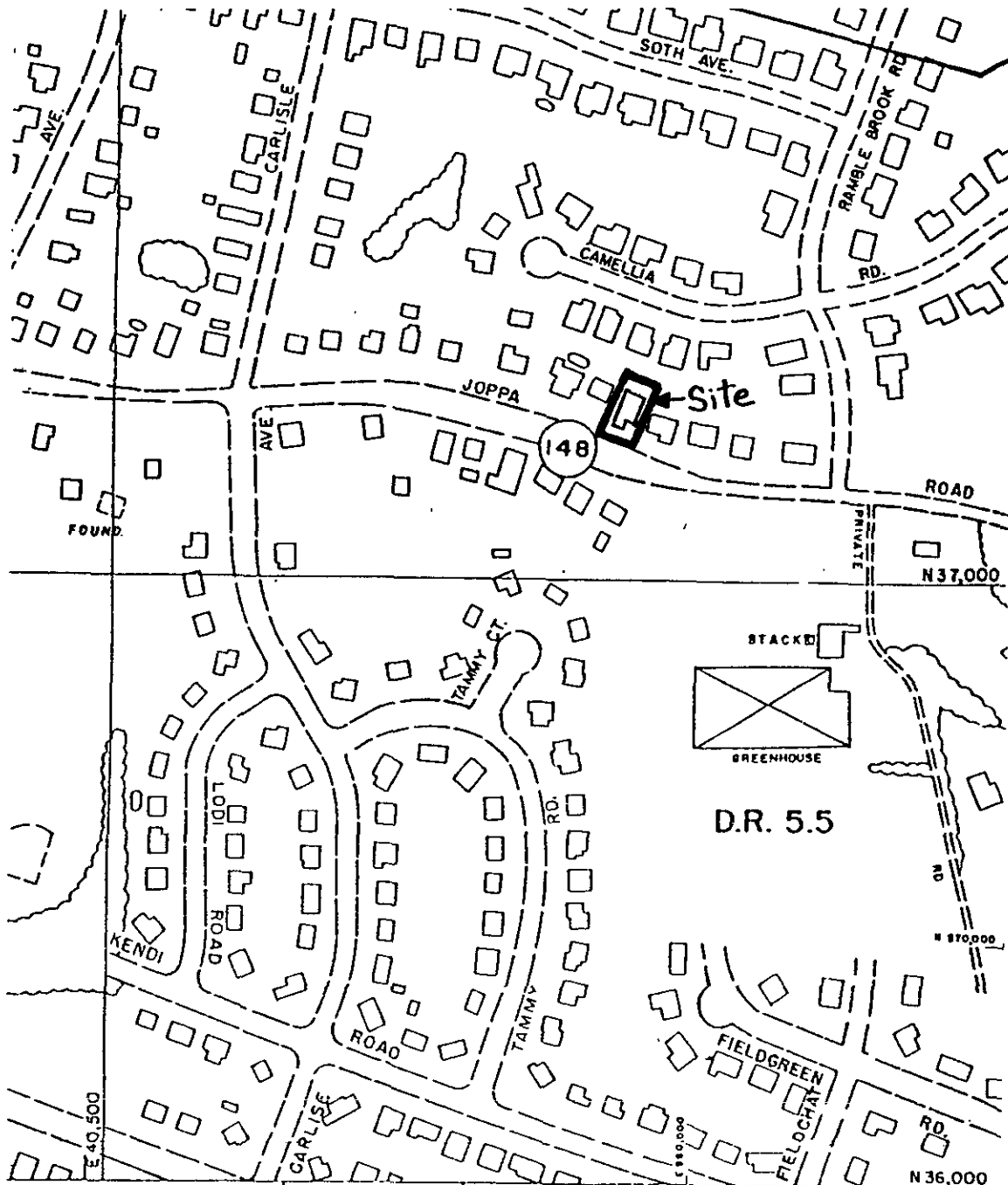
~~Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.~~

Deed 234

MICROFILMED

EXAMPLE 4 Zoning Map

1 COPY



SCALE
1" = 200' ±
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
PERRY HALL

SHEET
N.E.
10 - G

96-231-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 12/17/95
Posted for: Variance
Petitioner: Ethel Pine
Location of property: 4016 Chestnut Road
Location of Signs: Facing roadway on property being zoned
Remarks: _____
Posted by M. J. [Signature] Date of return: 12/22/95
Number of Signs: 1

234

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 011178

DATE 12-6-95 ACCOUNT Pool-6150

AMOUNT \$ 85.00

ETHEL PINE 4016 CHESTNUT RD.

RECEIVED
FROM:

Admin. Var. (010) 50.00
FOR: Postage (050) 35.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 19, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-231-A (Item 234)
4016 Chestnut Road
N/S of Chestnut Road, 370'+/- N of c/l of Seneca Road
15th Election District - 5th Councilmanic
Legal Owner: Ethel M. Pine

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 17, 1995. The closing date (January 2, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jahlon".

Arnold Jahlon
Director

cc: Ethel M. Pine

11/22/95 - 11/22/95



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 29, 1995

Ms. Ethel M. Pine
4016 Chestnut Road
Baltimore, MD 21220

RE: Item No.: 234
Case No.: 96-231-A
Petitioner: E. M. Pine

Dear Ms. Pine:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

WCR/jw



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: December 28, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 4016 Chestnut Road

INFORMATION:

Item Number: 234

Petitioner: Pine Property

Property Size: _____

Zoning: RC-5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that the following conditions are attached to the Order:

- The petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Prepared by: Jeffrey W. Long

Division Chief: AF Kouty

PK/JL

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 12/22/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 232, 233, 234, 235, 236,
237, 238, 239, 240, 241 AND 242.

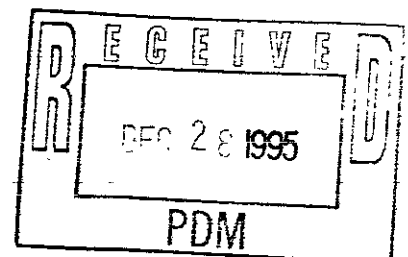
REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



Printed with Soybean Ink
on Recycled Paper



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 26, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 26, 1995
Items 232, 233, (234) 236, 236, 238, 239,
240, 241 and 242 S

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

12-18-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 234 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

AV 1/2 96-231-A
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: December 28, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 4016 Chestnut Road

INFORMATION:

Item Number: 234

Petitioner: Pine Property

Property Size: _____

Zoning: RC-5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that the following conditions are attached to the Order:

- The petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Prepared by: Jeffrey W. Long

Division Chief: AF Keller

PK/JL

MICROFILMED

(LOSING
1-2-96
96-231-A

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
January 4, 1996

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #234
Pine Property, 4016 Chestnut Road
Zoning Advisory Committee Meeting of 12/18/95

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The property is located in a Limited Development Area of the Chesapeake Bay Critical Area, and is therefore subject to the following regulation:

The sum of all man-made impervious areas shall not exceed 15% of the property. Current impervious surfaces equal 2905 square feet or 7.1%.

Ground Water Management

Prior to approval of the building permit for the proposed garage, the septic system serving this property must be delineated on the site plan filed with the permit application. Additionally, the septic system should be inspected and serviced by a septic contractor prior to filing for the building permit and a copy of the service report filed with Baltimore County.

JLP:KK:TE:sp

PINE/DEPRM/TXTSBP

[Handwritten signature]

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: December 6, 1995

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I
Zoning Review, PDM

SUBJECT: Item #234
4016 Chestnut Road

Applicant was advised of the following deficiencies and insisted upon filing:

1. Plan not to scale.
2. Dimensions on lot are incorrect; i.e., the lot is not rectangular, both sides cannot be 385 feet.
3. Photos do not depict location of proposed garage, per applicant.

JCM:scj



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

John R. King
BUILDINGS ENGINEER

BUILDING PERMIT

PERMIT #: B259106 CONTROL #: MR DIST: 15 PREC: 08
DATE ISSUED: 02/15/96 TAX ACCOUNT #: 1514650290 CLASS: 34

PLANS: CONST 02 PLOT 4 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 4016 CHESTNUT RD
SUBDIVISION: BOWLEYS QUARTERS

OWNERS INFORMATION
NAME: NOVAK, MINNIE
ADDR: 4016 CHESTNUT RD

TENANT:
CONTR: OWNER
ENGR:
SELLR:

WORK: CONSTRUCT 2 STORY 2 CAR DETACHED GARAGE WITH
STORAGE LOFT ON REAR PROPERTY. SEE VARIANCE
96-231-A FOR HEIGHT. ELEV. PANEL 435 OF 575
FLOOD ZONE ELEV. C". 26X32X23=1664 SF.

BLDG. CODE: 1 AND 2 FAM. CODE
RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD & GARAGE
40,000.00 EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION
USE: GARAGE

FOUNDATION:
SEWAGE: PRIV. EXISTS
BASEMENT:
WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 24525 SF
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 15'/70'
SIDE STR SETB:
REAR SETB: 75'

THIS PERMIT
EXPIRES ONE
YEAR FROM DATE
OF ISSUE

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

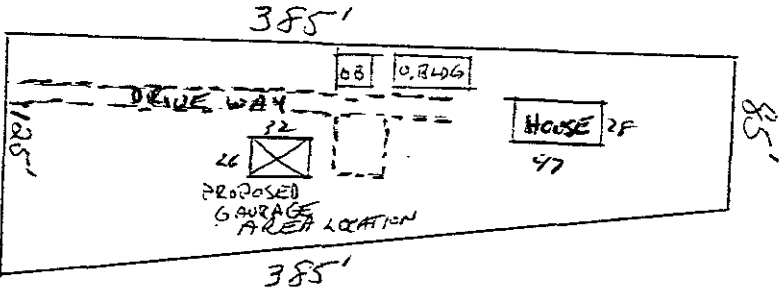
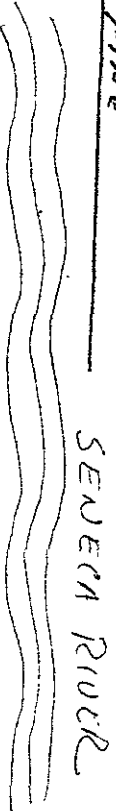
PROPERTY ADDRESS: 4016 Chestnut Rd

Subdivision name: Bakers Acres

plat book # 7, folio # 13, lot # 138, section # 3

OWNER: ETHEL PINE

see pages 5 & 6 of the CHECKLIST for additional required information



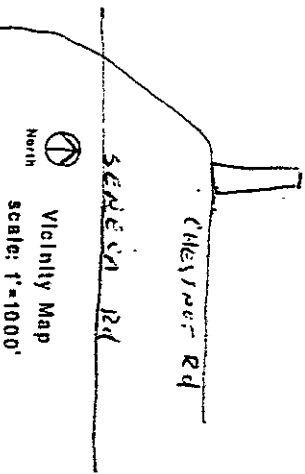
Ref No 1



North
date: 12/1/95
prepared by: KMP

CHESTNUT ROAD

Scale of Drawing: 1" = 100 FT



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE 3-L

Zoning: R.C.5

Lot size: .75 +/- 32,725 +/-
acreage square feet

Public private
SEWER: ☐ ☒
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

RECEIVED
12/1/95



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 234 Petitioner: ETHEL PINE

Location: 4016 CHESTNUT RD. BALD. MD. 21220

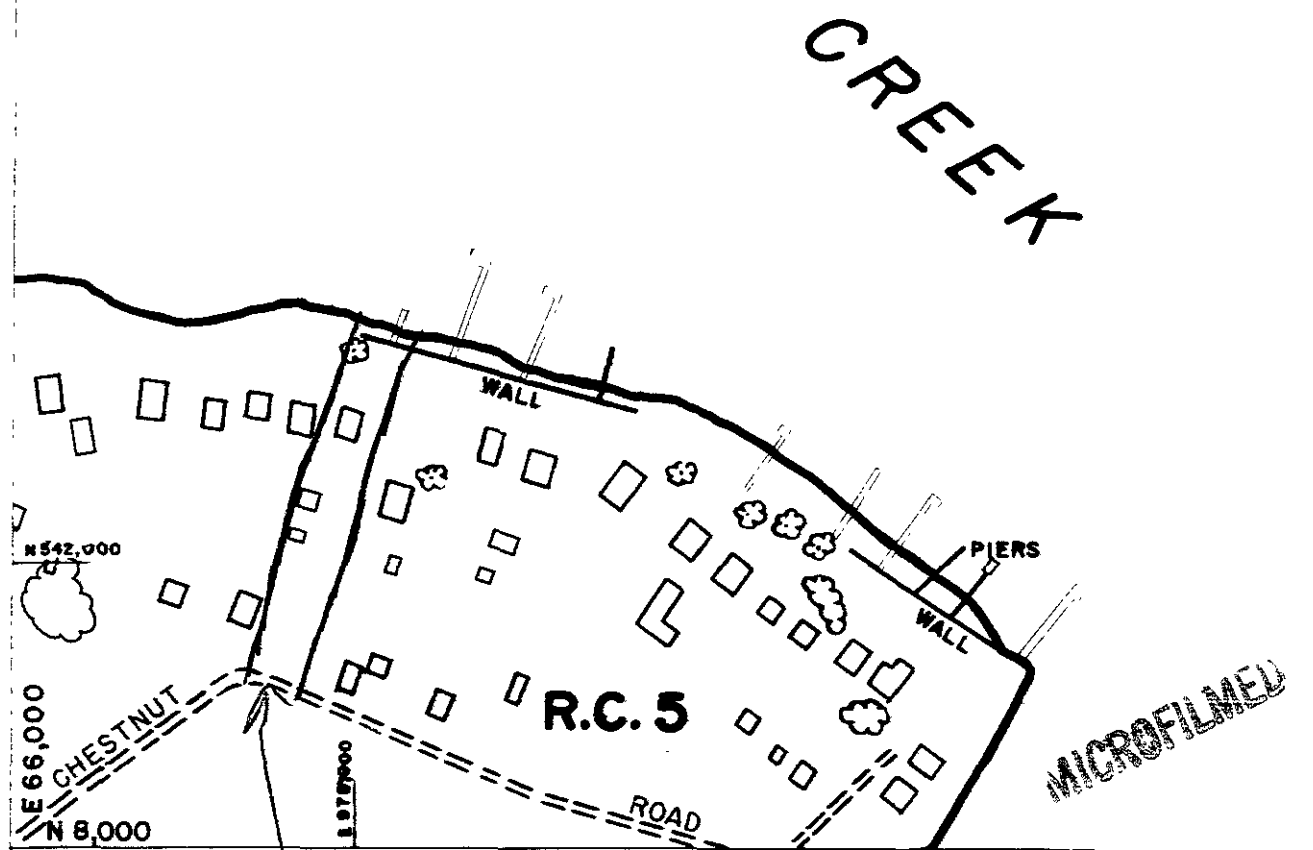
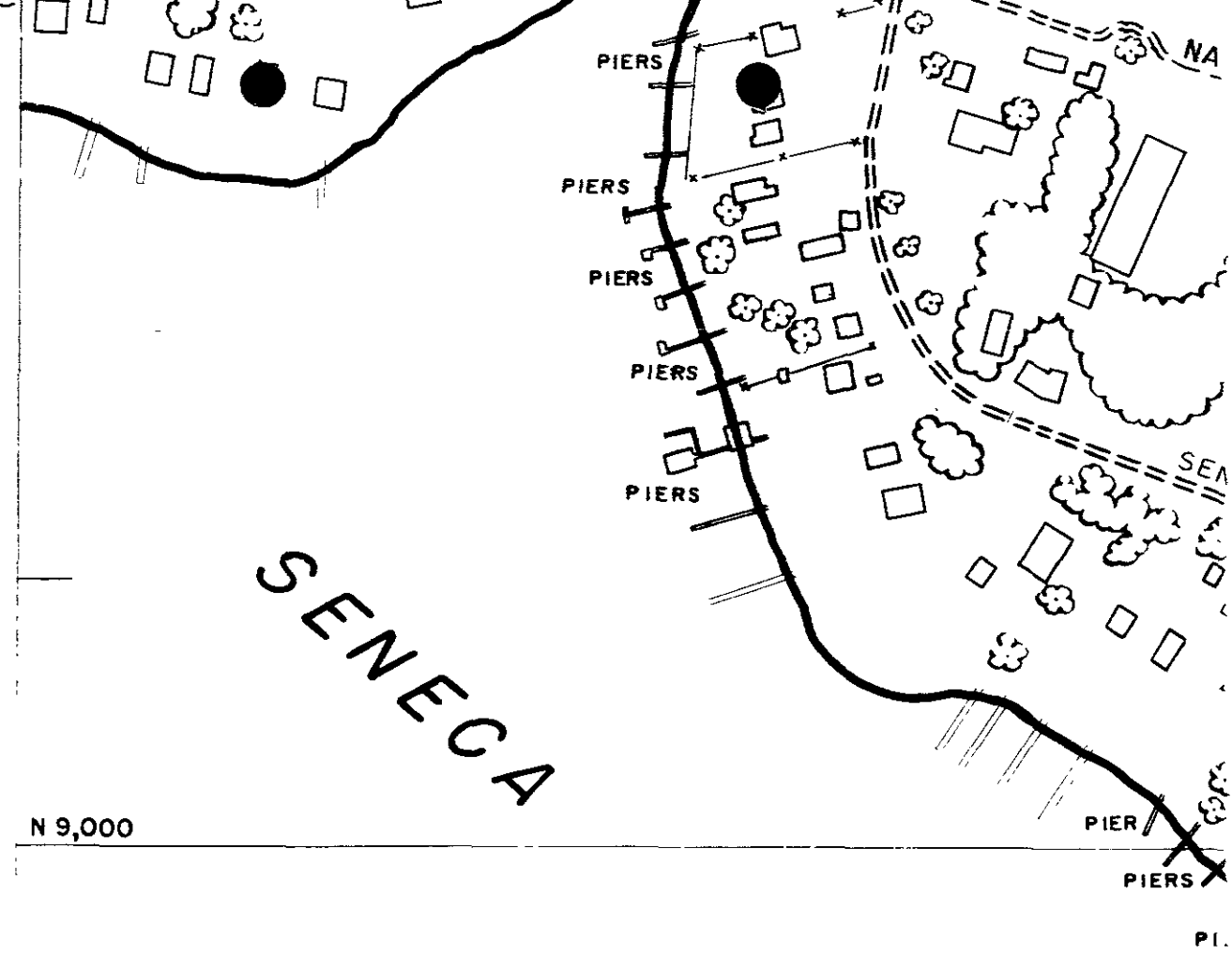
PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: _____

PHONE NUMBER: 335-4479



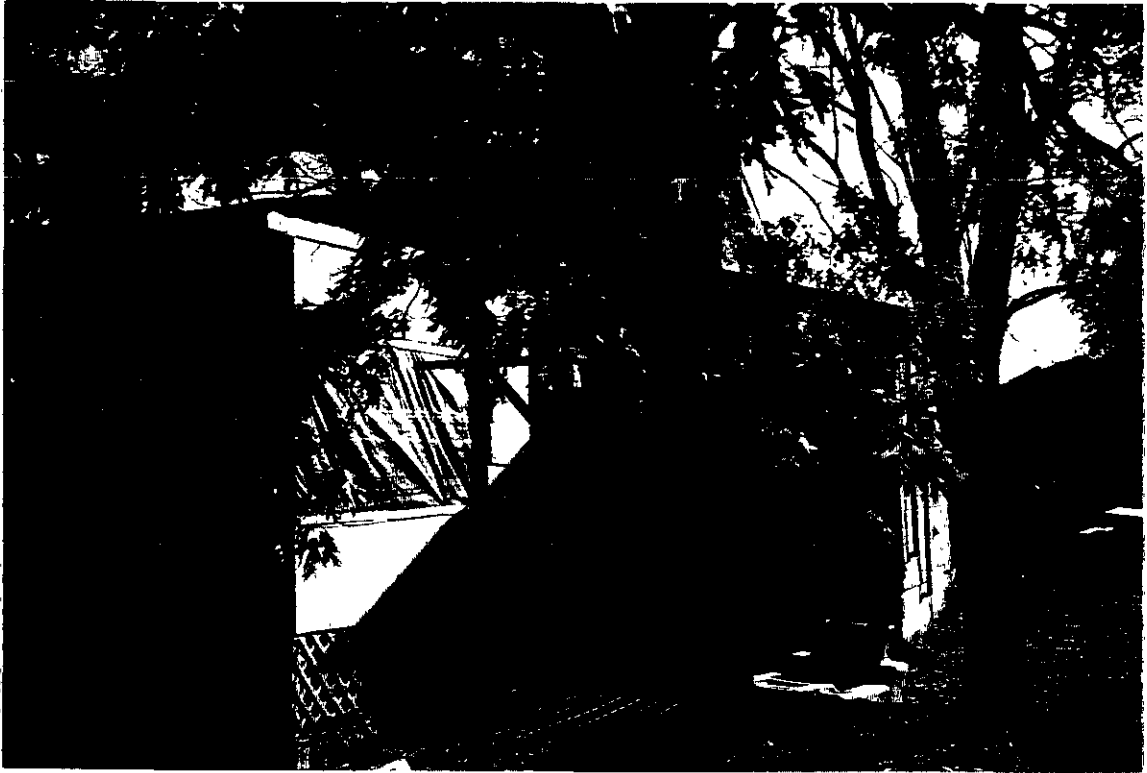


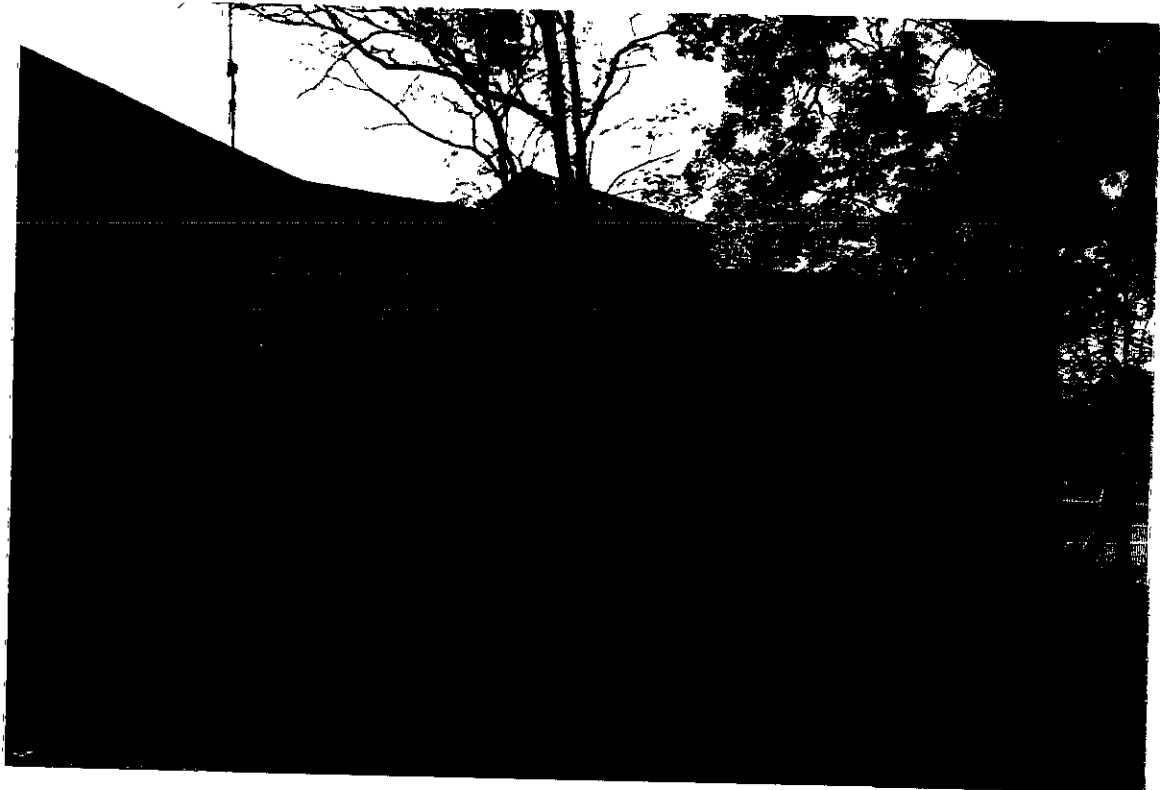
Z - SW
Z - NW

SITE

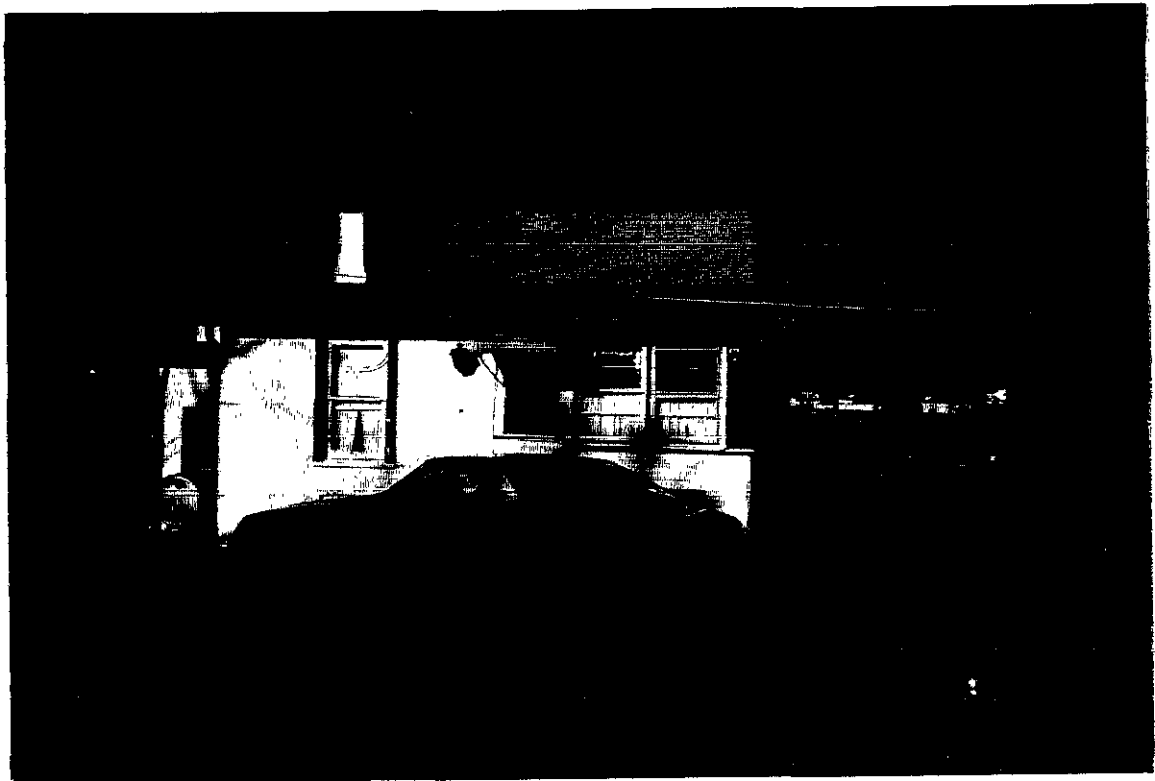
234

NE 3-L









IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Chestnut Road, 370 ft. +/-
N of c/l Seneca Road
4016 Chestnut Road
15th Election District
5th Councilmanic District
Ethel M. Pine
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-231-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ethel M. Pine for that property known as 4016 Chestnut Road in the Bowleys Quarters subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 23 ft. in lieu of the permitted 15 ft., as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January, 1996 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 23 ft., in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. Compliance with Zoning Plans Advisory Committee (ZPAC) comments from the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

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4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:mmm

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 10, 1996

Mrs. Ethel M. Pine
4016 Chestnut Road
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 96-231-A
Property: 4016 Chestnut Road

Dear Mrs. Pine:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Printed with Signature Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4016 CHESTNUT RD
which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3, BCZR TO PERMIT
A GARAGE WITH A HEIGHT OF 23' IN LIEU OF THE
PERMITTED 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED SHEET

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

Ethel M. Pine

Ethel M. Pine

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Phone No.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside at 4016 CHESTNUT RD

RAI 11/3 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance as the above address: (indicate hardship or practical difficulty)

SEE ATTACHED SHEET

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 6 day of DEC, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ETHEL PINE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC

MY COMMISSION EXPIRES JANUARY 13, 1999

Carla L. Warty

11-30-95

My Commission Expires

TO WHOM IT MAY CONCERN

MY SON AND 2 GRANDSONS ARE IN THE COMMERCIAL CRABING AND FISHING BUSINESS. THEY HAVE THEIR BOAT AT MY PROPERTY AND WORK FROM THERE.

THEY HELP MY HUSBAND AND MYSELF AS MUCH AS POSSIBLE FINANCIALLY AS WE ARE ON A SMALL FIXED INCOME. I CANNOT SEE VERY WELL AND MY HUSBAND HELPS ME THE BEST HE CAN. I WOULD LIKE TO HELP US AND MY CHILDREN OUT BY BUILDING THIS 2 STORY GARAGE.

THE GARAGE PART IS FOR US TO USE FOR OUR VEHICLE AND OUR BELONGINGS THAT ARE CURRENTLY IN AN OUT BUILDING THAT IS IN VERY POOR CONDITION AND LEAKS VERY BADLY. IT IS BECOMING MORE DIFFICULT EACH YEAR FOR US TO HANDLE THE OUTDOOR ELEMENTS. THE AVAILABILITY OF THE GARAGE WOULD ALLOW US TO BETTER DEAL WITH THE ELEMENTS ON A DAILY BASIS AND ALSO PRESERVE OUR VEHICLE FOR US. I OFTEN MAKE DOCTOR VISITS AND A RELIABLE CAR IS OF THE UTMOST IMPORTANCE TO US.

THE ABOVE PART OF THE GARAGE IS FOR MY SON AND HIS SONS TO STORE THEIR CRAB POTS AND FISHING NETS AND TO BE USED FOR A PLACE FOR THEM TO BUILD AND REPAIR THEIR EQUIPMENT.

THE INCLEMENT WEATHER AND WINTER MONTHS DOES NOT ALLOW THEM TO MAKE THE PROGRESS THEY NEED TO PREPARE FOR THE UPCOMING SEASONS.

I WOULD VERY MUCH APPRECIATE THE UTMOST IN CONSIDERATION ON THIS MATTER AS OUR PROPERTY WILL BE IN OUR FAMILY FOR MANY YEARS AND MY CHILDREN WILL, IN THE FUTURE, BENEFIT BY THIS IMPROVEMENT VERY MUCH.

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EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL IN THE BLANK" type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 4016 CHESTNUT RD
(address)

Beginning at a point on the North side of

CHESTNUT RD, which is 20'

(number of feet of right-of-way width)

name of street on which property fronts

wide at the distance of 370' +/-

(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street SENECA RD

(name of street)

which is 20' wide, "Being Lot # 132 & 133"

(number of feet of right-of-way width)

Block 7, Section # 7, in the subdivision of BOWLEYS QUARTERS

(name of subdivision)

as recorded in Baltimore County Plat Book # 7, Folio # 13

containing 75 AC +/- Also known as 4016 CHESTNUT

(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown. Instead state: "As recorded in Deed Liber 75 AC +/- and include the measurements and directions (metes and bounds only) here and on the plat in the correct location."

Typical metes and bounds: N 87° 12' 13" E 321.1 ft., S 18° 27' 03" E 67.2 ft., S 62° 19' 00" W 318 ft., and N 08° 15' 22" W 80 ft. to the place of beginning

Dred
234

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 12/11/95
Petitioner: Ethel Pine
Location of property: 4016 Chestnut Road
Location of Sign: Pine Property
Remarks: Nothing
Posted by: Nothing Date of return: 12/11/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 011178
DATE: 12-6-95 ACCOUNT: PO01-6150
AMOUNT: 85.00
RECEIVED FROM: ETHEL PINE
FOR: ADMIN. VAR. (010) - 50.00
POSTAGE (050) - 35.00
03AY1H0197H1HRC
BA C002+44PM12-06-95
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 234 Petitioner: ETHEL PINE
Location: 4016 CHESTNUT RD. BALD. MD. 21220

PLEASE FORWARD BILL TO:

NAME: SAME
ADDRESS: _____

PHONE NUMBER: 335-4479

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 19, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-231-A (Item 234)
4016 Chestnut Road
N/S of Chestnut Road, 370' +/- N of c/l of Soesca Road
15th Election District - 5th Councilmanic
Legal Owner: Ethel M. Pine

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reference regarding the administrative process.

1) Your property will be posted on or before December 17, 1995. The closing date (January 2, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

cc: Ethel M. Pine

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 29, 1995

Ms. Ethel M. Pine
4016 Chestnut Road
Baltimore, MD 21220

RE: Item No.: 234
Case No.: 96-231-A
Petitioner: E. M. Pine

Dear Ms. Pine:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: December 28, 1995
FROM: Arnold F. 'Pat' Keller, III, Director, PO
SUBJECT: 4016 Chestnut Road

INFORMATION:
Item Number: 234
Petitioner: Pine Property
Property Size: _____
Zoning: RC-5
Requested Action: Administrative Variance
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that the following conditions are attached to the Order:

- The petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Prepared by: *Jeffrey M. Long*
Division Chief: *AFK*

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4830

DATE: 12/22/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 18, 1995.

Item No.: SEE BELOW Zoning Agenda:

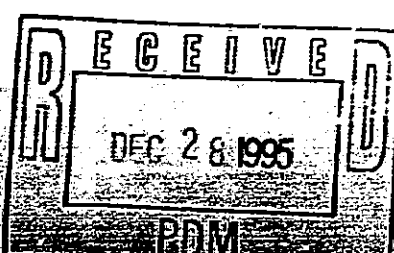
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 232, 233, 234, 235, 236, 237, 238, 239, 240, 241 AND 242.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4831, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Dec. 28, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for December 28, 1995
Items 232, 233, 234, 236, 238, 239, 240, 241 and 242

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:SW



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hui Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 234 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2255 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: December 28, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PO

SUBJECT: 4016 Chestnut Road

INFORMATION:

Item Number: 234

Petitioner: Pine Property

Property Size:

Zoning: RC-5

Requested Action: Administrative Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that the following conditions are attached to the Order:

- The petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Prepared by: Jeffrey M. Long

Division Chief: L. F. Koud

PK/JL

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director

January 4, 1996

FROM: J. Lawrence Pilson, DEPRM

SUBJECT: Zoning Item #234

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

The property is located in a Limited Development Area of the Chesapeake Bay Critical Area, and is therefore subject to the following regulation:

The sum of all man-made impervious areas shall not exceed 15% of the property. Current impervious surfaces equal 2905 square feet or 7.1%.

Ground Water Management

Prior to approval of the building permit for the proposed garage, the septic system serving this property must be delineated on the site plan filed with the permit application. Additionally, the septic system should be inspected and serviced by a septic contractor prior to filing for the building permit and a copy of the service report filed with Baltimore County.

JLP:KK:TE:sp

PINE/DEPRM/XTSBB

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 6, 1995

TO: Hearing Officer

FROM: Joseph C. Merrey

SUBJECT: Item #234

Applicant was advised of the following deficiencies and insisted upon filing:

1. Plan not to scale.

2. Dimensions on lot are incorrect; i.e., the lot is not rectangular, both sides cannot be 385 feet.

3. Photos do not depict location of proposed garage, per applicant.

JCM:scj

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 4016 CHESTNUT RD

Subdividing Name: BARRY GUSTAFSON

Plat Book: 1, folio 13, lot 13, section 1

OWNER: ETHEL PINE

SENECA RIVER

SENECA RIVER

CHESNUT RD

SENECA RD

Vicinity Map

LOCATION INFORMATION

Election District: L5

Councilmanic District: 5

1"=200' scale map: NE 3-L

Zoning: R.C. 5

Lot size: 75.4 33.725

acreage square feet

SEWER: []

WATER: []

Chesapeake Bay Critical Area: []

Prior Zoning Hearings: NONE

Zoning Office USE ONLY

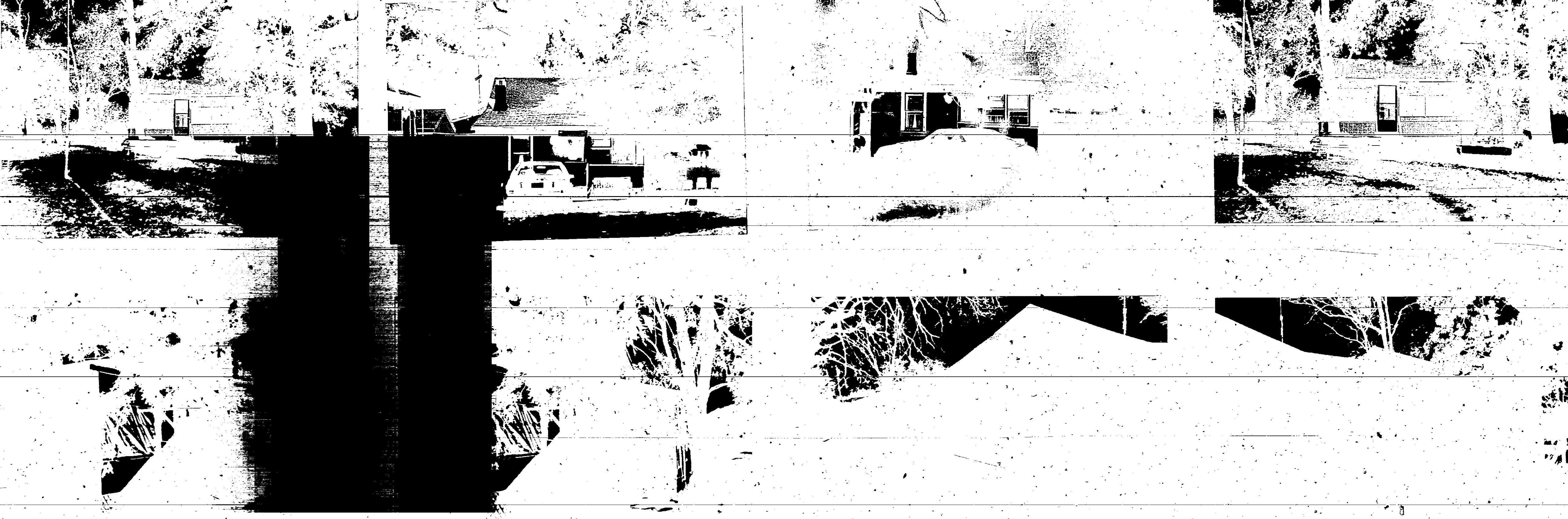
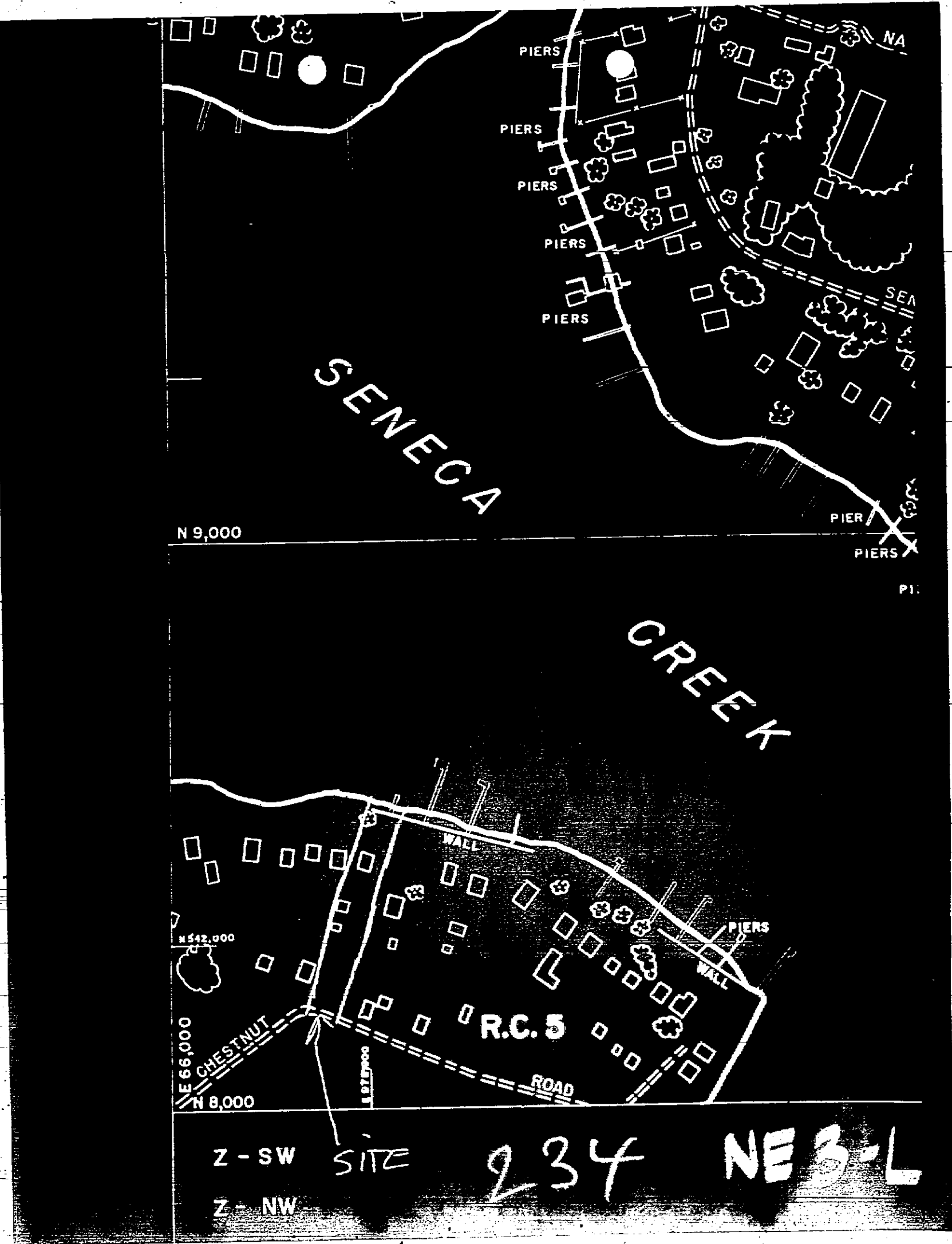
reviewed by: ITEM #: CASE#:

North

date: 12/1/95

prepared by: KMP

Scale of Drawing: 1"=100 FT





315

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	SENECA PARK	N.E. 3-L
DATE OF PHOTOGRAPHY JANUARY 1986		